

**St. Louis Brownfields Program
Community Relations Plan
800 Cass Avenue
St. Louis, Missouri 63106**



January 5, 2011

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Overview

The purpose of the Community Relations Plan (CRP) is to involve the community in the environmental cleanup decision-making process, by providing a public forum in which interested stakeholders can learn about cleanup alternatives being considered and provide meaningful input. The Project Area is owned by the Youth and Family Center and includes one parcel located at 800 Cass Avenue in the Fifth Ward; the building on the site is a former school. Proposed cleanup at the Project Area consists of non-regulated asbestos abatement. Funding for the cleanup is being provided by a Revolving Loan Fund subgrant from the US Environmental Protection Agency. The Revolving Loan Fund is funded by the American Recovery and Reinvestment Act of 2009.

Spokesperson and Information Repository:

The spokesperson for the project is Mr. Chadwick Howell who may be contacted at:

St. Louis Development Corporation (SLDC)
1015 Locust Street, Suite 1200
St. Louis, MO 63101
(314) 622-3400
howellc@stlouiscity.com

The Information Repository is also located at the above address, and any comments or questions may also be addressed to Mr. Howell.

Site Description:

The site is located in the Columbus Square neighborhood in the Fifth Ward and is approximately 0.87 acres in size.

Site History:

According to historic records, the building is a former school which was built in 1982. Prior to the school, a lumber company operated onsite as well as a manufacturer of structural iron and steel.

Nature of Threat to Public Health and Environment:

A Precision Analysis, Inc. Bulk Sample Analysis was completed in September 2010. Weather damage from a hole in the building's roof revealed the presence of asbestos-containing mastic glue beneath non-asbestos floor tile on the second floor of the building.

Cleanup Alternatives Explored:

See attached Analysis of Brownfield Cleanup Alternatives (ABCA).

Community Background

The site is located near the intersection of Cass Avenue and Interstate 70 in the Columbus Square neighborhood. The site is adjacent to a large apartment complex which has recently been renovated. The Youth and Family Center plans to convert the site into a community center which will serve the neighborhood residents. When completed, the \$560,000 project will result in the retention of 15 jobs, creation of ten jobs, and the expansion of program capacity by approximately 150 participants

Community Involvement

The Public Comment period for environmental cleanup options will be from January 5 to February 2, 2011. A Community Meeting will be held at 4:00 pm on January 19, 2011 at St. Louis Development Corporation. The meeting announcement has been posted on our website since January 5, 2011.

Administrative Record

An Administrative Record will be compiled and maintained in the Information Repository at the offices of SLDC, 1015 Locust Street, Suite 1200, St. Louis, MO 63101. The record will contain copies of all environmental work conducted, remedial action plan(s), public involvement documentation, Analysis of Brownfields Cleanup Alternatives, the subgrant application, and the board resolution approving the subgrant.



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General Information

Parcel Information

Records 1 to 1 of 1

648300031

Assessor Parcel Information

Address: [800-822 CASS AV](#)
Zip Code: [63106](#)
City Block: [6483.00](#)

Digital Plat Paper Plat

Owner Information

Owner Name: [YOUTH AND FAMILY CENTER](#)
Owner Address: [2929 N 20TH ST
ST LOUIS, MO 63107](#)

Parcel ID Information

9 Digit Parcel ID: [648300031](#)
Tax Record No: [6483-00-0031-0](#)
Handle: [16483000031](#)

National Grid Information

USNG(1 Meter): [15S YC 44654 80553](#)

Use Information

Assessor Class: [48 \(Land Clearance Redev\)](#)
Assessor Use: [5000 \(TRADE\)](#)
Strategic Land Use Designation : [Neighborhood Preservation](#)
Zoning: [J \(Industrial\)](#)

Alternate Addresses/Parcels for Map Record

Addresses	Parcel
Address: 800 CASS AV	
Address: 802 CASS AV	
Address: 804 CASS AV	
Address: 806 CASS AV	
Address: 808 CASS AV	

Parcel Geometry

Area: [37725 square feet](#)
Perimeter: [820 feet](#)

Geographical Information

Ward: [5](#)
 Precinct: [2](#)
 Census Block: [1257.2001](#)
 Police Distict / Pauly Block: [4 / 471](#)
 Neighborhood: [Columbus Square \(62\)](#)
 Assessor Neighborhood: [259](#)
 CDA District/Subdistrict: [14 / 5](#)
 Historic District: [None](#)
 Preservation Review Area: [None](#)
 CORTEX: [No](#)
 Flood Plain: [None](#)
 Enterprise Zone: [Yes](#)
 Empowerment Zone: [Yes](#)
 Housing Conservation Program: [No](#)

Tax/Assessment Information

Record 1

Tax Record:	6483-00-0031-0
Land:	\$0.00
Improvements:	\$0.00
Total:	\$0.00

Legal Description

[C.B. 6483 CASS AVE](#)
[0.866 ACS](#)
[BENIOST & EWINGS SUBDDN GUION TRACT](#)
[LOTS 1 THRU 11 & PRT VAC ALY](#)

General Information

Parcel History (13)

Building Information (1)

Tax Information (0)

Permits (12)

CSB Data (11)

Sales History (2)

Condemnations (0)

Building Inspections (0)

Images (2)

Vacant Building (0)

Area Snapshot

[Census](#)

Area Business Information

[Parcel Data:01/02/2011](#)

[Permit/Inspection Data:01/05/2011](#)

[Print Report](#)



Francis G. Slay
Mayor

Rodney Crim
Executive Director

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

**The Youth and Family Center
Proposed Community Center
800 Cass Avenue
St. Louis, Missouri
January 6, 2011**

1.0 INTRODUCTION AND SITE DESCRIPTION

This Analysis of Brownfields Cleanup Alternatives (ABCA) is presented by St. Louis Development Corporation (SLDC) on behalf of the Youth and Family Center (YFC) and is intended as a screening tool to ensure and document that the appropriate type of cleanup is selected to address the environmental contamination issues at the proposed community center project at 800 Cass Avenue in St. Louis, Missouri (Subject Property). The preferred remedial action considers the site characteristics, surrounding environment, land-use restrictions, potential future uses, and cleanup goals.

The Subject Property comprises approximately ½ acre and is characterized by the presence of a two-story former school building with a footprint of approximately 20,000 square feet. The Youth and Family Center (YFC) intends to invest approximately \$560,000 renovating the structure. Although no contamination was found on the property during previous surveys, asbestos containing glue (mastic) was found beneath non-asbestos-containing floor tile that was damaged by a leaking roof.

2.0 REMEDIAL ALTERNATIVES CONSIDERED

The US Environmental Protection Agency has concurred with SLDC that remediation of asbestos-containing building materials is not subject to the Comprehensive Environmental Response Compensation and Liability Act, as amended. However, grant program guidelines still require that this ABCA be published, and presented at a community meeting to solicit public comment into the cleanup decision making process. This section identifies various remediation alternatives that may be used to address the environmental contamination issues at the Subject Property. The "No Action Alternative" is used as the baseline against which all other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives:

- Overall protectiveness of public health and welfare of the environment
- Feasibility in achieving site redevelopment
- Impacts to the proposed future use of the property
- Impacts to the surrounding environment

2.1 No Action Alternative

The "No Action Alternative" would leave the asbestos-containing mastic in-place, in its current exposed condition. This approach would prevent rehabilitation of the building and the resulting occupancy permit. The "No Action" alternative is therefore not viable.

2.2 Asbestos Encapsulation and Maintenance Alternative

Removal of asbestos containing building materials is not required if they are rendered non-friable and maintained in a fashion that prevents exposure to building occupants. This alternative would require that an operations and maintenance plan be formalized, and adequately communicated to future facility management and/or occupants.

2.3 Complete Abatement Alternative

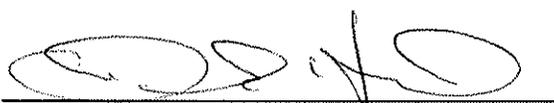
The complete abatement alternative involves removal of the floor tile and mastic by wet manual method. Asbestos containing materials would be placed in fiber drums, properly labeled and transported to an EPA-approved landfill for proper disposal. This alternative entirely eliminates the concern posed by the mastic.

3.0 PREFERRED REMEDIAL ALTERNATIVE

The Remedial Alternatives were evaluated based on effectiveness, timing issues, the cost of each alternative, the potential future uses of the property and the proposed redevelopment plan.

All of the alternatives are considered technically feasible and capable of protecting human health and the environment with the exception of the "No Action Alternative."

The Youth and Family Center has chosen the Complete Abatement Alternative as the remedial strategy for community center. Given the nature of the proposed redevelopment, as well as timing and funding issues, this alternative provides the greatest benefit at the least cost and is the fastest to implement.



Chadwick Howell, CHMM
Engineer Project Manager